



Architectural Review Board City of Fredericksburg

**Supplementary Meeting
October 26, 2015, at 7:30 p.m.**

Opening Remarks

Determination of a quorum

Determination that public notice requirements have been met

Approval of Agenda

Disclosure of any *Ex Parte* Communication

Disclosure of any Conflicts of Interest

Old Business

300 block of George Street – new construction

New Business

None

Adjourn



Item #1

TO: Architectural Review Board
FROM: Erik F. Nelson, Senior Planner
DATE: 26 October 2015
RE: **New Construction in 300 block of George Street**

Mike Adams returns to requests a Certificate of Appropriateness for new construction in the 300 block of George Street. The City's architectural inventory dates the National Bank building to 1820. A drive-thru addition was built in the 1950s, expanded in 1973, and fitted with an ATM in 2006. The applicant proposes to remove the drive-thru facility and construct seven townhomes along George Street. The Board publicly heard this case on September 14, 2015 and has been working with the applicant to address design issues that will help fit this new construction within its historic context.

This application can be considered in two parts, as follows:

Removal of the banking drive-thru facility

The removal of the banking drive-thru facility should be considered through the following criteria contained in the City Code (Section 72-23.D.3, as follows:

1. **Architectural significance** – The drive-thru facility was designed to complement its historic setting. It is a masonry structure, consistent with the historic bank to which it is attached. It also represents an auto-centric, post World War Two development pattern that generated one-story construction in urban settings. The 1960 addition to the old Fredericksburg Savings & Loan, in the next block, is also representative of this wasteful land use pattern.
2. **Historic significance** – In the 1950s, this drive-thru was the first such facility in downtown Fredericksburg and caused much concern among City residents. Ironically, it has gained a level of historic significance in its own right, but not to a degree to preclude its removal for more appropriate development.
3. **Links to other buildings, historically and architecturally similar, that suggest a greater significance in their concentration or continuity** – There are many drive-thru facilities in downtown Fredericksburg, but there is no significance in their concentration nor do they suggest some level of continuity. The post World War Two construction of single-story buildings in a downtown setting is a more significant pattern and this drive-thru facility is not unique in that regard.
4. **Significance of the building or its replacement in furthering the goals of the Comprehensive Plan** – The unused drive-thru does not further a Comprehensive Plan (2015) goal. Construction of the new residential units, on the other hand, is consistent with the

Comprehensive Plan (2015) goals to make downtown Fredericksburg an increasingly active downtown community.

5. **Physical Condition** – The condition of the drive-thru facility is not a factor in its removal.
6. **Effect on surrounding properties** – The removal of the drive-thru facility and construction of townhomes will fill in a streetscape where a large gap has been. Residential scale infill housing is a preferred downtown development pattern than the bank's auto-centric facility. An added benefit is to provide more on-street parking when existing curb cuts are closed. The new townhomes will be taller than the one-story buildings on Charles Street, but those single-story buildings have a presence of their own that will not be adversely impacted by the new townhomes.
7. **Inordinate hardship** – There is no claim of inordinate hardship. Removal of the drive-thru facility will allow construction of seven townhomes, which will facilitate a much needed restoration of the 1820 bank building.

Staff finds the removal of the one-story drive-thru facility to be consistent with the City's goals for its downtown community and recommends that removal be allowed.

New construction in the 300 block of George Street

Seven townhomes will replace the bank drive-thru facility. To recognize and respect the drive-thru facility that led to formation of the Historic Fredericksburg Foundation, the plan for the townhomes includes an arched entryway that will break up the overall mass of the townhomes along George Street. There will be no connection to the bank building, allowing its full restoration, but with a shadow line left to show where the drive-thru facility had been tied in to the historic building. The evaluation of new construction should be considered in the sequence specified in City Code Section 72-23.1.D.1, as follows:

Site Planning – The seven townhomes will face George Street. An alley between Princess Anne Street and Charles Street will provide for vehicular access and parking, allowing the many driveways on George Street to be closed and the curb made intact. Residential parking will be provided underneath each new dwelling unit while the commercial parking will remain surface parking.

The archway between units 3 and 4 will be 10 feet wide and be for pedestrian access only.

The lots vary in depth between 40 and 50 feet, which is exceptionally shallow. The solution has been to bring the front walls up to the sidewalk, which is consistent with many downtown blocks and with the bank building itself. The design challenge has been to make the new townhomes compatible with the older townhouses across the street, which are set back on much deeper lots.

Scale and Massing – The townhomes will be four-story units, but the cornice that caps the third story provides a strong visual break. The applicant has brought the cornice down to a height of 32 feet 11 inches, which is 40 inches lower than the previous design and very close to the cornice height of the Presbyterian manse across the street, which is between 30 and 31 feet high. Bring-

ing down the cornice height this much proved challenging because the Board had indicated that the English basements in the proposed units helped to tie them in with the character of the existing townhouses across the street, which have prominent English basements.

The arched entryway is a one-story feature, to reflect the one-story configuration of the drive-thru bank facility.

Roof – The design of the townhomes includes a change of materials and a strong cornice that emphasizes the three-story part of the buildings. The fourth story has a mansard configuration, with dormers that reflect the dormers on the historic houses across the street.

Windows and Doors – Five of the townhomes will have three bays. The two townhomes closest to the bank building will have four bays. Each unit will have a double garage door in the rear. Shutters will be installed on three units, to lend variety to the facades. They will be sized to fit the window openings and have shutter hardware, to be operable or to give the impression of being operable.

Exterior Architectural Elements – Each unit will have slightly different lintels and front entry features. All utilities will be at the rear of the properties, leaving the street frontage clean.

Materials – All units will be of brick construction. The foundations will be cast stone. The roofing material will be slate.

Staff finds the proposed townhouses to be architecturally compatible with the historic aspects of the Historic District and recommends approval. The Board should follow the sequence above and consider each item in turn.

The alterations to the National Bank building will be brought forward for public hearing at the November 9 meeting, to ensure that some newly presented material is made available for public examination.

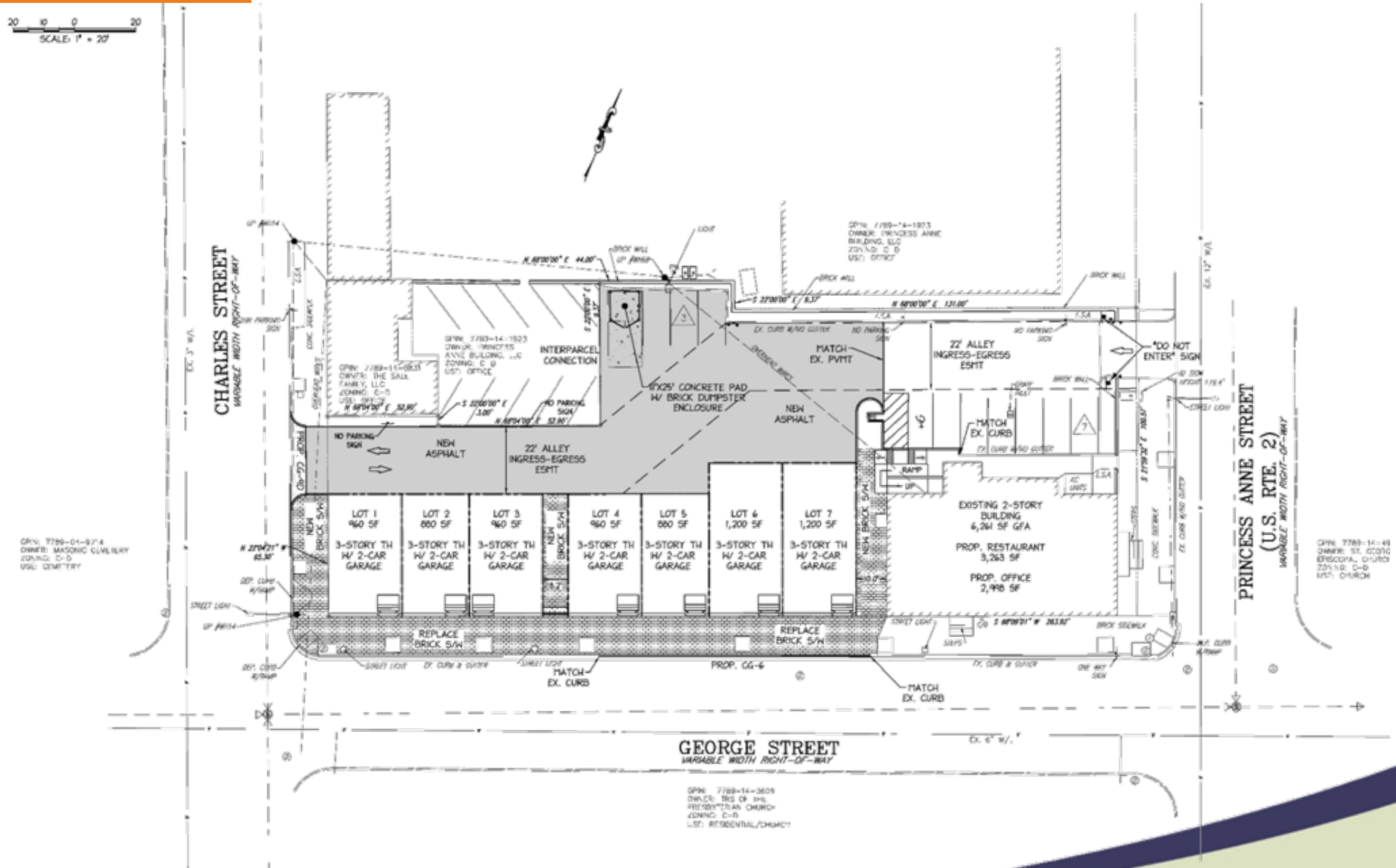
GEORGE STREET BROWNSTONES



October 26, 2015

Provided by:
nby ARCHITECTURE

PLAN SITE



George Street Brownstones Fredericksburg, VA



CONTEXT SITE



REVISIONS ARB

Revisions made based on prior three (3) meetings with the Fredericksburg Architectural Review Board:

- Ensured that First floor window sills and Door surrounds are in line with the Sills and Doors in the adjacent National Bank Building
- Revised the exterior facades to eliminate the cast stone above the basement level
- Widened Shutters
- Total building height reduced by 16" from 49'-4" to 48'-0"
- Cornice height reduced by 40" from 36'-3" to 32'-11"

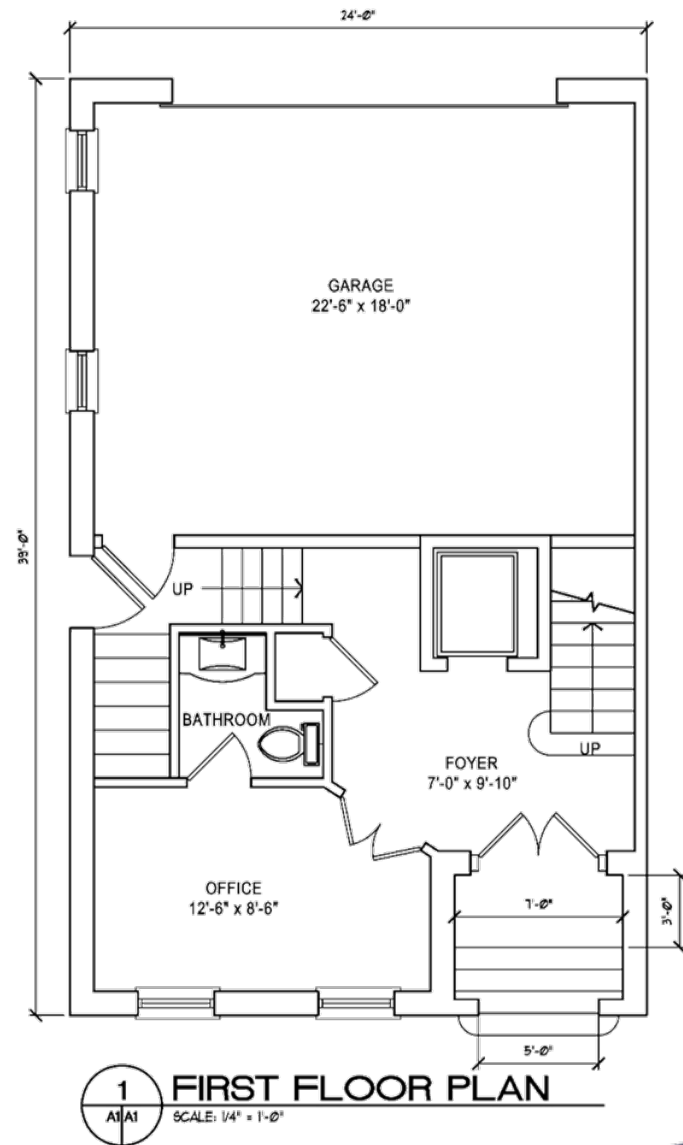
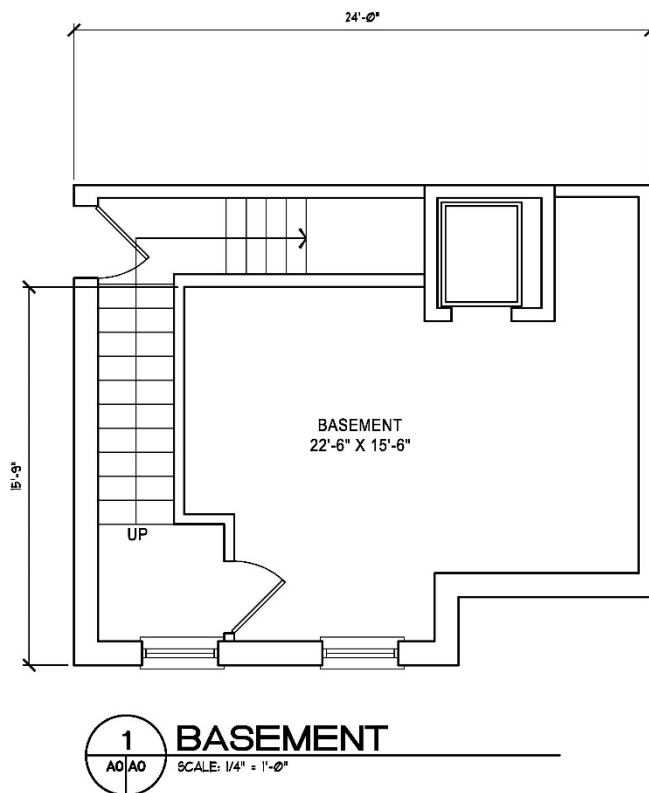
ELEVATIONS STREETSCAPE



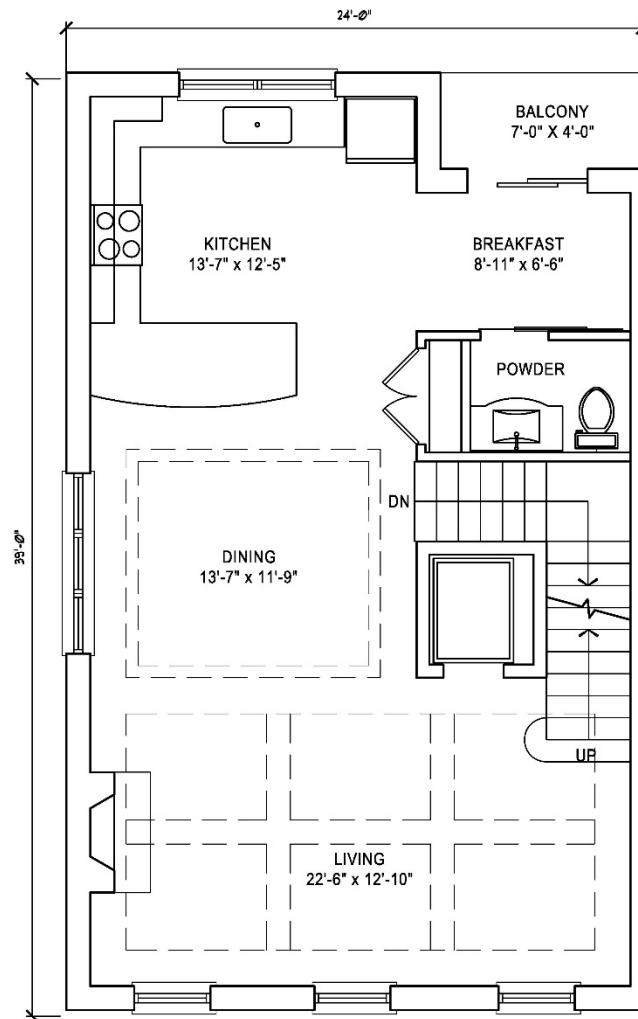
BUILDING MATERIALS

- Slate
- Cast Stone
- Brick

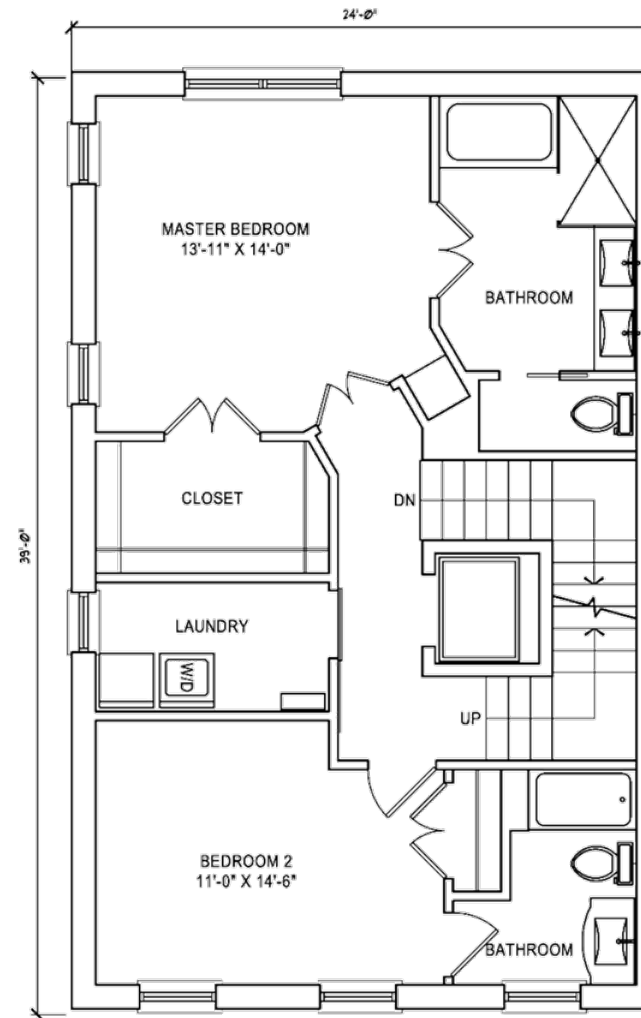
BSMT. & 1ST FLOOR PLANS



2ND & 3RD FLOOR PLANS

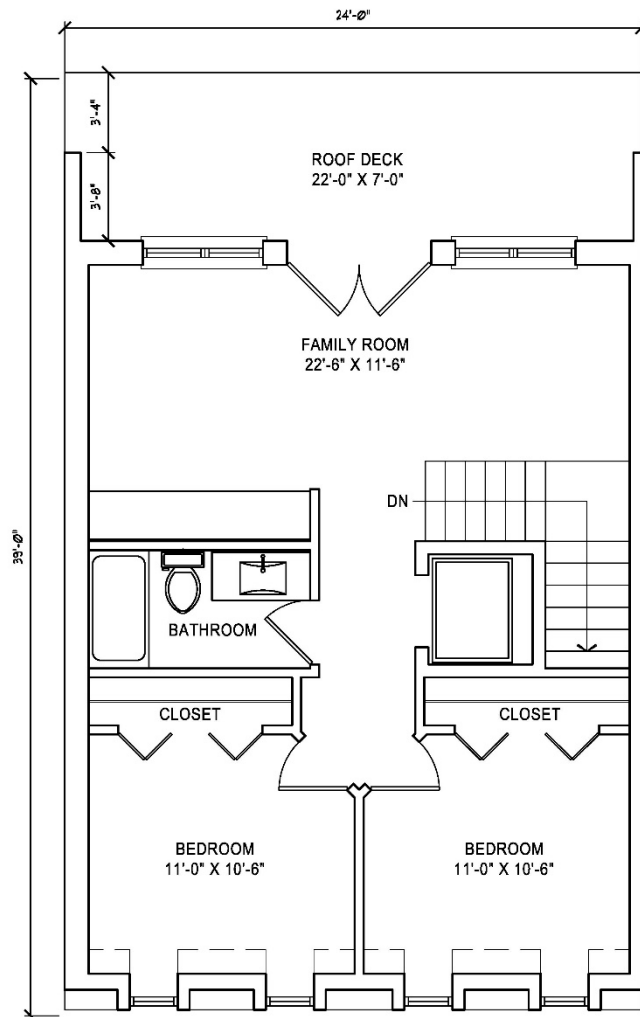


1
A2/A2
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



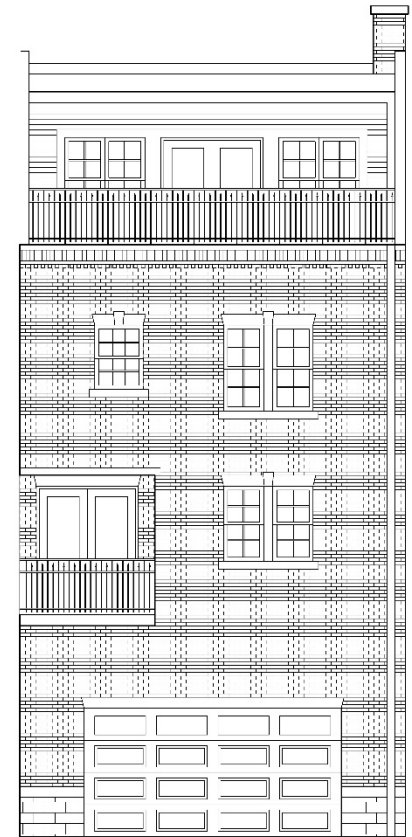
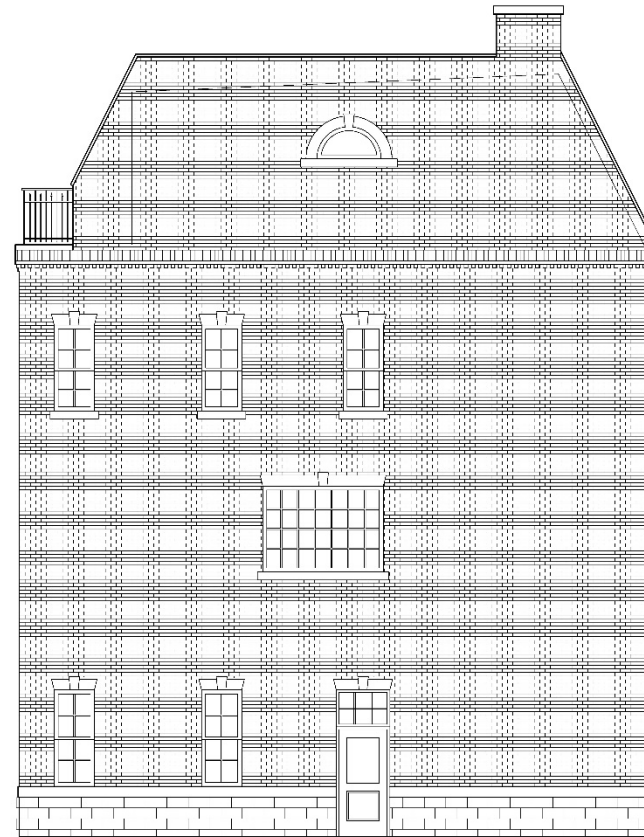
1
A3/A3
THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

ATTIC FLOOR PLANS



1
A4/A4
ATTIC FLOOR PLAN
SCALE: 1/4" = 1'-0"

UNIT 1 ELEVATIONS



George Street Brownstones
Fredericksburg, VA



EAST VIEW



George Street Brownstones
Fredericksburg, VA



EAST VIEW



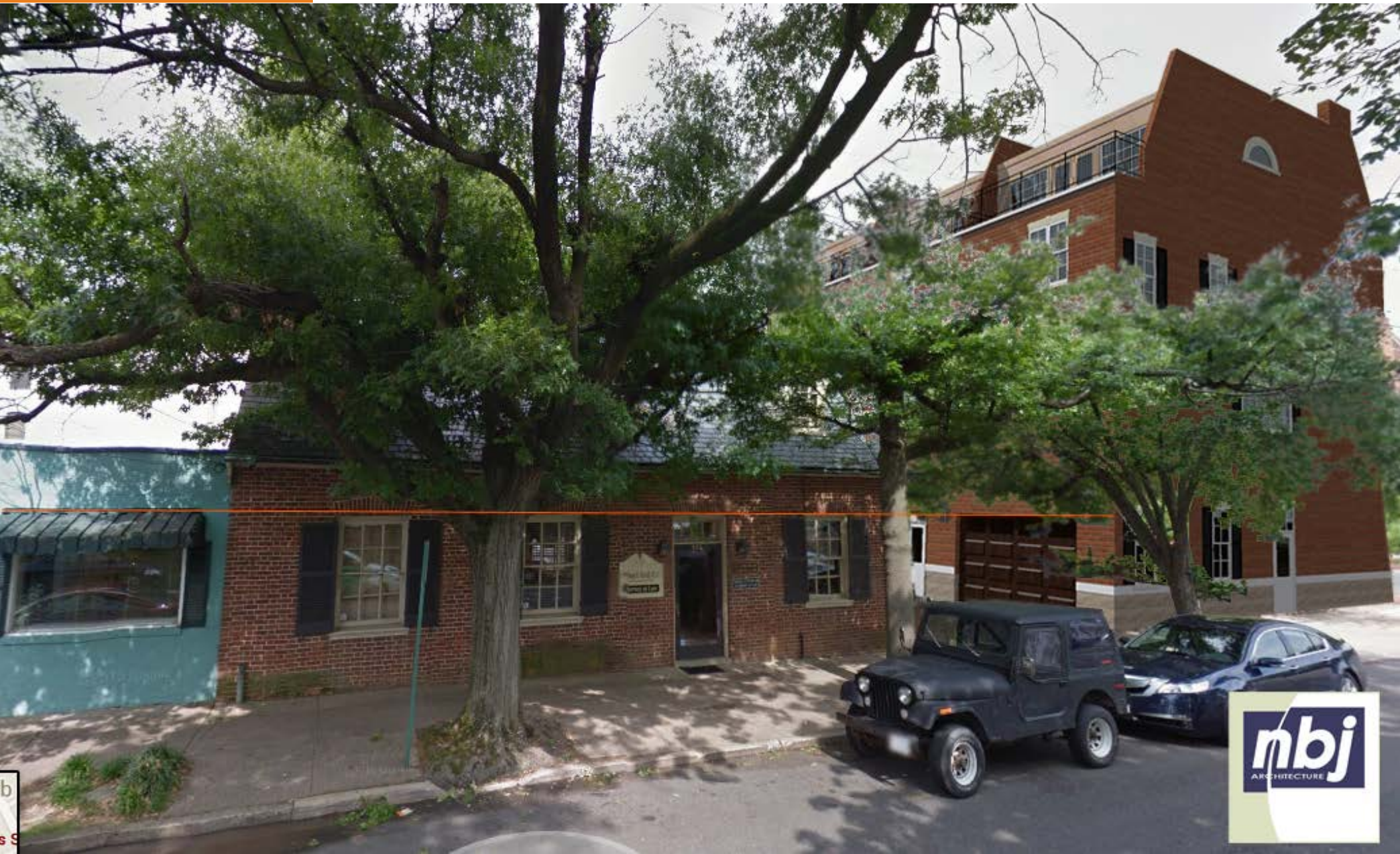
WEST VIEW



George Street Brownstones
Fredericksburg, VA



SOUTH VIEW



DOORS DETAILS



DSA - Alexandria TDL 4LT 6/8

WINDOWS DETAILS



Pella – Proline Series aluminum clad



MORNING SKY GRAY

GARAGE DETAILS



Amarr Stratford – Long Panel, Clear glass
Color: terratone

TRIM DETAILS



FYPON – Polyurethane Moulding

SHUTTERS DETAILS



**New Horizon PVC Composite Wide True-Louver Shutters –
E-Class – Color: black**